



30 Vinall Street, Dover Gardens

Packed with Potential

A rare opportunity with options for today and possibilities for tomorrow.

Set on an impressive 1,028sqm allotment, one of the largest remaining blocks in Dover Gardens, this solid brick home presents an exciting opportunity for buyers looking to secure a substantial parcel of land with plenty of potential.

Zoned General Neighbourhood within the City of Marion, the property offers the flexibility to move straight in, rent out, renovate and create your dream family home, or explore future development possibilities (STCC).

Buy now and make your choice later.

The existing home is comfortable, spacious and has been lovingly maintained, featuring:

- Formal lounge room
- Three spacious bedrooms, all with built-in robes and new carpets
- Updated bathroom
- Separate laundry and WC
- Functional kitchen overlooking the dining/meals area

4 1 3

AUCTION

Sat 17th Oct @ 11:00AM

VIEW

Sat 3rd Oct @ 1:15PM - 1:45PM

AGENTS

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AGENCY

LJ Hooker Glenelg | Brighton
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All information contained therein is gathered from relevant third parties sources.
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Interested parties must rely solely on their own enquiries.



- Additional living area or potential fourth bedroom
- Undercover outdoor entertaining area
- Solar heated concrete swimming pool
- Pool/tool shed
- Large storage shed
- Single carport
- Updated hot water system
- Beautifully manicured gardens

Whether you are looking for a generous family home, an investment opportunity or a site with exciting future potential, this property gives you the rare advantage of space, flexibility and choice.

And the location makes it even more appealing, with Brighton and Seacliff beaches, public transport, local schools, shopping and Westfield Marion all within easy reach.

A substantial allotment. A solid home. Endless possibilities.

Properties offering this combination of land, location and potential are increasingly hard to find - don't miss your opportunity to make this one your own.

Property Details:

Council: Marion

Council Rates: TBA

SA Water: TBA

House Size: 120 sqm

Land Size: 1028 sqm

Year Built: 1955

For further information please contact Jarad Henry or Debbie Mundy.

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Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.

The vendor's statement may be inspected at 76 Oaklands Road, Somerton Park for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

RLA 182909

MORE DETAILS

Property ID	QFXGW0
Property Type	House
House Size	120 m2
Land Area	1028 m2

Jarad Henry 0418 842 701

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